

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Taunton Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$3,746,397**

PJ's Size Grouping*: **C**

PJ Since (FY): **2004**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 19			
Program Progress:							
% of Funds Committed	96.63 %	95.20 %	9	94.94 %	65	68	
% of Funds Disbursed	86.17 %	88.78 %	14	84.35 %	45	47	
Leveraging Ratio for Rental Activities	9.45	7.72	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.33 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.81 %	73.01 %	9	68.05 %	50	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.61 %	80.97 %	10	79.65 %	42	47	
% of 0-30% AMI Renters to All Renters***	21.74 %	49.15 %	19	44.76 %	17	13	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.96 %	95.61 %	18	94.31 %	13	13	
Overall Ranking:			In State:	14 / 19	Nationally:	51	51
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,760	\$25,436		\$25,245	23 Units	16.80 %	
Homebuyer Unit	\$12,237	\$15,891		\$14,395	70 Units	51.10 %	
Homeowner-Rehab Unit	\$21,018	\$14,722		\$20,186	44 Units	32.10 %	
TBRA Unit	\$0	\$3,644		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Taunton Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$95,941	\$159,023	\$21,927
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	75.0	87.7	95.1	0.0
Black/African American:	5.0	6.2	2.4	0.0
Asian:	0.0	1.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	2.4	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	20.0	4.6	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	50.0	13.8	26.8	0.0
2 Persons:	30.0	13.8	26.8	0.0
3 Persons:	15.0	24.6	29.3	0.0
4 Persons:	5.0	33.8	9.8	0.0
5 Persons:	0.0	4.6	2.4	0.0
6 Persons:	0.0	4.6	4.9	0.0
7 Persons:	0.0	4.6	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.0	12.3	12.2	0.0
Elderly:	10.0	3.1	26.8	0.0
Related/Single Parent:	30.0	38.5	24.4	0.0
Related/Two Parent:	5.0	46.2	26.8	0.0
Other:	5.0	0.0	9.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.0	0.0 [#]
HOME TBRA:	0.0	
Other:	70.0	
No Assistance:	20.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Taunton Consortium

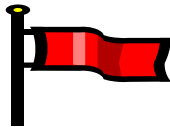
State: MA

Group Rank: 51
(Percentile)

State Rank: 14 / 19 PJs

Overall Rank: 51
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	74.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.61	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	86.96	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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